

Tax Notice to Grantee
423 West Broadway
Suite 230
Salt Lake City, Utah 84101

12925908
1/29/2019 4:29:00 PM \$14.00
Book - 10748 Pg - 9573-9575
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MOUNTAIN VIEW TITLE & ESCROW
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED
(164474)

THIS DEED, is made and entered into by and between, **GPB Investments, L.L.C., a Utah Limited Liability Company**, ("Grantor"), in favor of:

California Bangerter Office, LLC, a Utah Limited Liability Company
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by the Grantee to the Grantor in anticipation of the Grantor conveying the property as a Relinquished Property under the terms and conditions of an Exchange Agreement with a Qualified Intermediary in accordance with Section 1031 of the I.R.S.C., the receipt and sufficiency of which are acknowledged. Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming by through or under to real property located in **Salt Lake County, State of Utah**, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A"
Tax Parcel Numbers 15-24-279-006 and 15-24-279-007

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Together with any and all water rights appurtenant to the subject property. Subject to easements, restrictions, rights of way of record, by decree or prescription. Grantor covenants that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes or assessments, reservations, restrictions, rights-of-way and easement of record or by prescription.

GPB Investments, L.L.C., a Utah Limited Liability Company

by: *Gary P. Boyter* 1-29-19
Gary P. Boyter--Manager Date

State of Utah
County of Weber

On this the 29 day of January 2019, personally appeared before me Gary P. Boyter as Manager of GPB Investments, L.L.C., a Utah Limited Liability Company, the signer of this document who duly acknowledged to me that he executed this deed in accordance with the powers and authorities granted to the same under the terms and conditions of the operating agreement of the stated limited liability company.

[Signature]
Notary Public

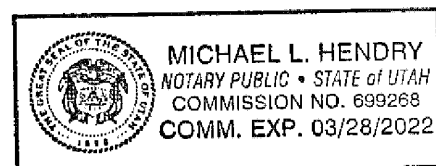


EXHIBIT "A"
LEGAL DESCRIPTION OF RELINQUISHED PROPERTY

NOTE: THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
WAS PREPARED BY ENSIGN ENGINEERING IN ACCORDANCE
WITH AN ALTA/NSPS LAND TITLE SURVEY DATED DECEMBER
18, 2018.

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 164474

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF MAIN STREET, SAID POINT BEING SOUTH 00°06'11" WEST 2,078.42 FEET AND NORTH 89°49'46" EAST 748.15 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF HARTWELL AVENUE AND WEST TEMPLE STREET, SAID POINT ALSO BEING SOUTH 89°49'46" WEST 40.00 FEET FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 40, TEN ACRE PLAT "A" BIG FIELD SURVEY AND RUNNING;

THENCE SOUTH 00°03'06" WEST 184.63 FEET, PARALLEL TO THE WEST LINE OF MAIN STREET, TO THE NORTH LINE OF WEST SENIOR WAY;

THENCE SOUTH 89°51'43" WEST 254.75 FEET, ALONG THE NORTH LINE OF WEST SENIOR WAY;

THENCE NORTH 00°03'06" EAST 184.49 FEET, PARALLEL TO THE STREET LINE MONUMENT;

THENCE NORTH 89°49'46" EAST 254.75 FEET, ALONG NORTHERLY LINE OF THE RAILROAD TO THE POINT OF BEGINNING.

Tax Notice to Grantee
423 West Broadway--Suite 230
Salt Lake City, Utah 84101
164474

12930022
2/7/2019 8:23:00 AM \$16.00
Book - 10750 Pg - 8955-8958
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MOUNTAIN VIEW TITLE & ESCROW
BY: eCASH, DEPUTY - EF 4 P.

WARRANTY DEED

THIS DEED, is made and entered into by and between, **GPB Investment Properties, LLC, a Utah Limited Liability Company**, ("Grantor"), in favor of:

California Bangertter Office, LLC, a Utah Limited Liability Company
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by the Grantee to the Grantor in anticipation of the Grantor conveying the property as a Relinquished Property under the terms and conditions of an Exchange Agreement with a Qualified Intermediary in accordance with Section 1031 of the I.R.S.C., the receipt and sufficiency of which are acknowledged. Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming by through or under to real property located in **Salt Lake County, State of Utah**, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A"
Tax Parcel Numbers 15-24-279-006 and 15-24-279-007

Notes and Warrants:

On the 29th day of January 2019, GPB Investments, L.L.C., a Utah Limited Liability Company was the owner of record of the fee estate in and to the real property described on attached Exhibit "A".

On said date, GPB Investments, L.L.C., a Utah Limited Liability Company, as Grantor, executed a Warranty Deed in favor of California Bangertter Office, LLC, a Utah Limited Liability Company as Grantee in accordance with the terms, conditions and stipulations of a Commercial Real Estate Purchase Contract. The Warranty Deed executed by GPB Investments, L.L.C., a Utah Limited Liability Company was recorded with the Salt Lake County Recorder of the State of Utah on January 29, 2019 as Entry Number 12925908 in Book 10748 at Page 9573 of records.

GPB Investments, L.L.C. is Managed by Gary P. Boyter. Gary P. Boyter, along with Dorene M. Boyter are the Managers of GPB Investment Properties, LLC, a Utah Limited Liability Company. According to the tax records of GPB Investment Properties, LLC, a Utah Limited Liability Company the real property described on Exhibit "A" should have been vested in the name of GPB Investment Properties, LLC, a Utah Limited Liability Company instead of GPB Investments, L.L.C., a Utah Limited Liability Company. The Commercial Real Estate Purchase Contract, stipulated to herein, was executed by both Gary P. Boyter and Dorene M. Boyter. At all times and under all circumstances Gary P. Boyter and Dorene M. Boyter, at the time of the execution of the Commercial Real Estate Purchase Contract were under the understanding that the real property described on Exhibit "A" was owned by GPB Investment Properties, LLC, a Utah Limited Liability Company.

It was also the belief and understanding of Gary P. Boyter and Dorene M. Boyter that the ownership records of the Salt Lake County Recorder of the State of Utah, reflected that the real property described on Exhibit "A" was vested in the name of GPB Investment Properties, LLC, a Utah Limited Liability Company. This Warranty Deed is executed, delivered and recorded for the express purpose of clarifying and stipulating that the correct ownership of the real property described on Exhibit "A", prior to the conveyance of the fee estate to California Bangerter Office, LLC, a Utah Limited Liability Company, should have been vested in the name of GPB Investment Properties, LLC, a Utah Limited Liability Company. The Warranty Deed recorded as Entry Number 12925908 in Book 10748 at Page 9573 has terminated and conveyed the interest of GPB Investments, L.L.C., a Utah Limited Liability Company into the name of California Bangerter Office, LLC, a Utah Limited Liability. In consideration of the Notes and the Warrants made herein, and to convey, warrant and deed the interest of GPB Investment Properties, LLC, a Utah Limited Liability Company in and to the real property described on Exhibit "A", GPB Investment Properties, LLC, a Utah Limited Liability Company is executing, delivering and recording this Warranty Deed to grant, bargain, sell, convey, deed and warrant all of its interest in and to the real property described on Exhibit "A" as Grantor, to California Bangerter Office, LLC, a Utah Limited Liability Company, as Grantee.

In addition to any and all warrants made within this Warranty Deed, Gary P. Boyter and Dorene M. Boyter, as Managers of GPB Investment Properties, LLC, a Utah Limited Liability Company state, stipulate, warrant and guaranty all of the terms, conditions, stipulations and agreements made in the Commercial Real Estate Purchase Contract as the Seller of the real property described on Exhibit "A" for the benefit of California Bangerter Office, LLC, a Utah Limited Liability Company.

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Together with any and all water rights appurtenant to the subject property. Subject to easements, restrictions, rights of way of record, by decree or prescription. Grantor covenants that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes or assessments, reservations, restrictions, rights-of-way and easement of record or by prescription.

GPB Investment Properties, LLC, a Utah Limited Liability Company

by: *Gary P. Boyter* 2-5-19
Gary P. Boyter--Manager Date

by: *Dorene M. Boyter* 2.5.19
Dorene M. Boyter--Manager Date

State of Utah
County of Salt Lake

On this the 5 day of February 2019, personally appeared before me Gary P. Boyter and Dorene M. Boyter as Managers of GPB Investment Properties, LLC, a Utah Limited Liability Company, the signers of this document who duly acknowledged to me that they executed this deed in accordance with the powers and authorities granted to the same under the terms and conditions of the operating agreement of the stated limited liability company.

[Signature]
Notary Public

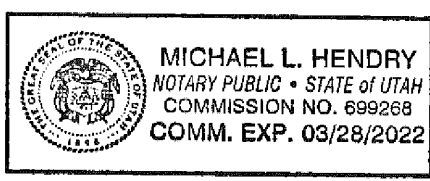


EXHIBIT "A"
LEGAL DESCRIPTION OF RELINQUISHED PROPERTY

NOTE: THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
WAS PREPARED BY ENSIGN ENGINEERING IN ACCORDANCE
WITH AN ALTA/NSPS LAND TITLE SURVEY DATED DECEMBER
18, 2018.

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 164474

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF MAIN STREET, SAID POINT BEING SOUTH 00°06'11" WEST 2,078.42 FEET AND NORTH 89°49'46" EAST 748.15 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF HARTWELL AVENUE AND WEST TEMPLE STREET, SAID POINT ALSO BEING SOUTH 89°49'46" WEST 40.00 FEET FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 40, TEN ACRE PLAT "A" BIG FIELD SURVEY AND RUNNING;

THENCE SOUTH 00°03'06" WEST 184.63 FEET, PARALLEL TO THE WEST LINE OF MAIN STREET, TO THE NORTH LINE OF WEST SENIOR WAY;
THENCE SOUTH 89°51'43" WEST 254.75 FEET, ALONG THE NORTH LINE OF WEST SENIOR WAY;
THENCE NORTH 00°03'06" EAST 184.49 FEET, PARALLEL TO THE STREET LINE MONUMENT;
THENCE NORTH 89°49'46" EAST 254.75 FEET, ALONG NORTHERLY LINE OF THE RAILROAD TO THE POINT OF BEGINNING.

Mail Recorded Deed and Tax Notice To:
California Bangerter Office
423 W Broadway, Ste 230
Salt Lake City, UT 84101

13523971
1/6/2021 10:31:00 AM \$40.00
Book - 11094 Pg - 2057-2060
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 137770-CAP

WARRANTY DEED

DPRE SSL LAND HOLDINGS, LLC, a Utah limited liability company

GRANTOR(S) of West Valley City, State of Utah, hereby Conveys and Warrants to

California Bangerter Office, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

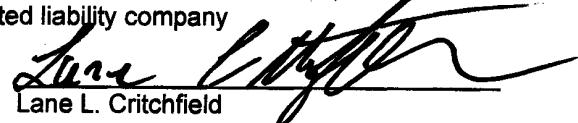
TAX ID NO.: 15-24-279-004 and 15-24-279-010 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 10 day of December, 2020.

DPRE SSL LAND HOLDINGS, LLC, a Utah
limited liability company

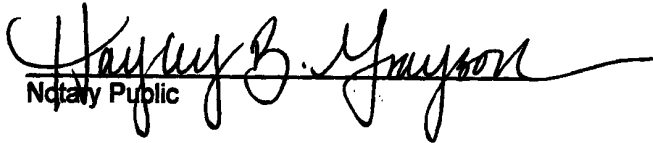
BY:


Lane L. Critchfield

STATE OF UTAH

COUNTY OF SALT LAKE

On the 16 day of December, 2020, personally appeared before me Lane L. Critchfield, who acknowledged himself to be the Manager of DPRE SSL LAND HOLDINGS, LLC, a Utah limited liability company, and he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

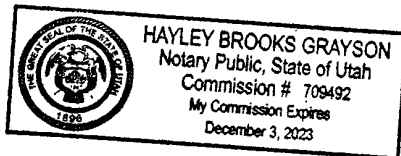


EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT 374.75 FEET SOUTH 89°49'29" WEST FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE SOUTH 89°49'29" WEST 99.00 FEET; THENCE SOUTH 00°03'06" WEST 184.38 FEET TO THE NORTH LINE OF SENIOR WAY; THENCE NORTH 89°51'26" EAST ALONG THE NORTH LINE OF SENIOR WAY 99.00 FEET; THENCE NORTH 00°03'06" EAST 184.44 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEING A PORTION OF LOT 7, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY AND ALSO BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE NORTH LINE OF SAID LOT 7 NORTH 89°49'29" EAST 220.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°49'29" EAST 66.70 FEET; THENCE SOUTH 00°03'06" WEST, PARALLEL TO THE WESTERLY LINE OF MAIN STREET, 184.38 FEET TO THE NORTH LINE OF SENIOR WAY; THENCE SOUTH 89°51'26" WEST, ALONG SAID NORTH LINE, 71.70 FEET; THENCE NORTH 00°03'06" EAST, PARALLEL TO THE WESTERLY LINE OF MAIN STREET, 133.71 FEET; THENCE SOUTH 89°56'54" EAST, 5.00 FEET; THENCE NORTH 00°03'06" EAST, PARALLEL TO THE WESTERLY LINE OF MAIN STREET, 50.65 FEET TO THE POINT OF BEGINNING.

Mail Recorded Deed and Tax Notice To:
California Bangerter Office
423 W Broadway, Ste 230
Salt Lake City, UT 84101

13523972
1/6/2021 10:31:00 AM \$40.00
Book - 11094 Pg - 2061-2064
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



**COTTONWOOD
TITLE**

File No.: 137770-CAR

WARRANTY DEED

DPRE SSL LAND HOLDINGS, LLC, a Utah limited liability company

GRANTOR(S) of West Valley City, State of Utah, hereby Conveys and Warrants to

California Bangerter Office, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 15-24-279-005 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 16 day of December, 2020.

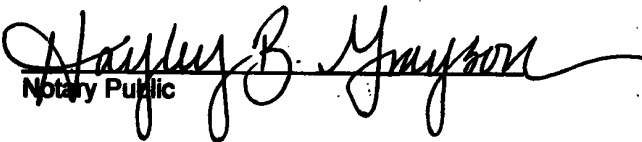
DPRE SSL LAND HOLDINGS, LLC, a Utah
limited liability company

BY: 
Lane L. Critchfield

STATE OF UTAH

COUNTY OF SALT LAKE

On the 16 day of December, 2020, personally appeared before me ^{Ians J. Critchfield} ~~Scott Swallow~~, who acknowledged himself to be the Manager of DPRE SSL LAND HOLDINGS, LLC, a Utah limited liability company, and he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

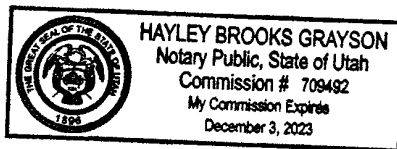


EXHIBIT A

COMMENCING SOUTH 89 DEGREES 51 MINUTES 52 SECONDS WEST 294.75 FEET FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE SOUTH 89 DEGREES 51 MINUTES 52 SECONDS WEST 80 FEET THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS WEST 183.92 FEET, THENCE NORTH 89 DEGREES 51 MINUTES 52 SECONDS EAST 80 FEET, THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS EAST 183.92 FEET TO POINT OF BEGINNING.

TAX PARCEL NO. 15-24-279-005-0000
